

# JASPER CROSSING

ENDCAP WITH DRIVE-THRU | 1,600 - 4,927 SF AVAILABLE

**FOR  
LEASE**

## JASPER CROSSING



PROPOSED  
BIG BOX  
ANCHOR

PENDING  
BANK



FULL BUILDING RENOVATIONS  
TO BE COMPLETED IN 2022

4276-4292 N. Newton Street, Jasper, IN

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**VERITAS  
REALTY**

# RETAIL SPACE AVAILABLE | FOR LEASE

## JASPER CROSSING

### PROPERTY OVERVIEW

#### RETAIL SPACE AVAILABLE:

1,600 SF - 4,927 SF | Divisible  
 2,652 SF Endcap with Drive-thru

#### CENTER OVERVIEW:

Full building renovations underway to be complete in 2022

#### PROPERTY HIGHLIGHTS:

- Highly visible outlot shops building in front of The Home Depot and Walmart Supercenter
- Full accessibility to center from Newton St. & additional shared access with Walmart at lighted intersection
- Large Pylon available along Newton St.
- Jasper is the county seat of Dubois County; a regional economic hub
- Fast growing market gaining more national retailers: Zaxby's, McAlister's & Culvers (all coming soon)
- Large area employers include: Memorial Hospital (1,700 employees), Kimball International & Electronics (combined 3,775 employees), Masterbrand Cabinets (2,045 employees) & many more.



- Jasper's a regional economic hub with 41% of workforce commuting in daily from 8 surrounding counties
- Over 18,550 Employees within 3 miles of site
- 2.5% unemployment rate - among the lowest rates in the state

#### NEARBY RETAILERS:



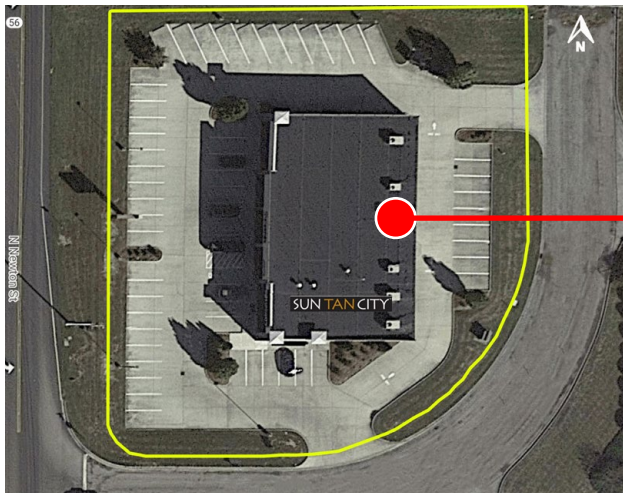
DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
	Population:	16,140	20,122
Total Employees:	18,555	19,036	26,956
Daytime Pop:	23,206	24,539	36,532
Avg. HH Income:	\$87,274	\$88,580	\$83,470

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## JASPER CROSSING

### SITE PLAN

SUITE	TENANT	SF
4276	Sun Tan City	2,618 (32.7'x80')
<b>4278</b>	<b>AVAILABLE</b>	<b>1,600 - 4,927</b> <b>(60'x82')</b>
4292	Pending	2,652 (31.8'x80')
<b>Total GLA</b>		<b>10,197</b>



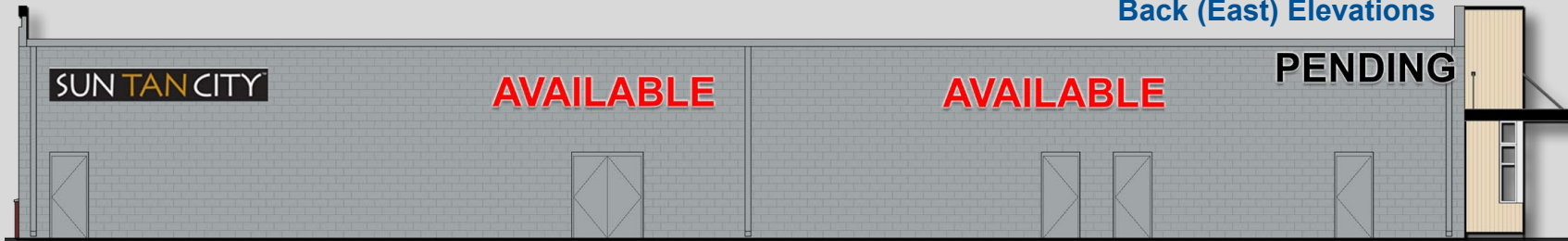
RETAIL SPACE AVAILABLE | FOR LEASE  
**JASPER CROSSING**

**ELEVATIONS**

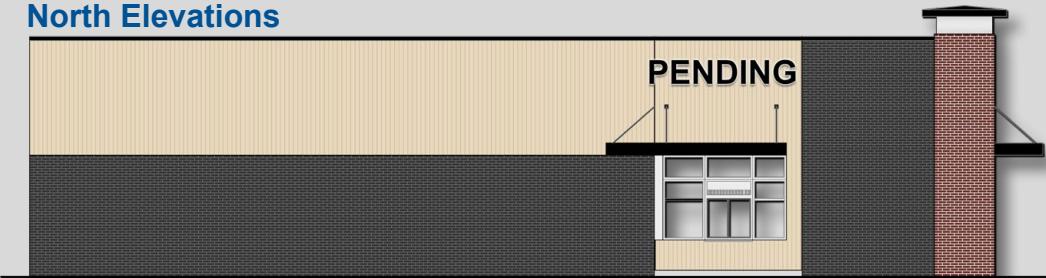
Front (West) Elevations



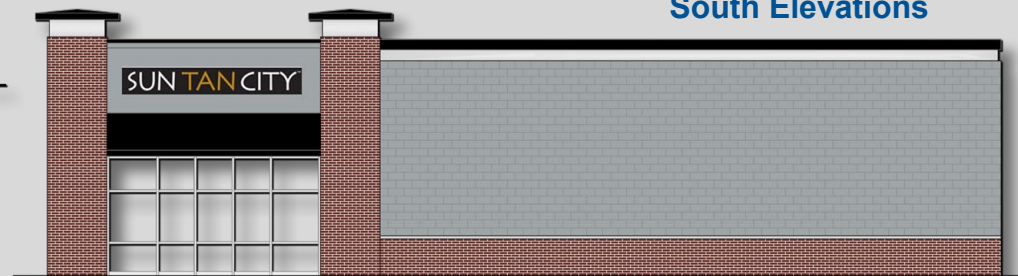
Back (East) Elevations



North Elevations



South Elevations



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MARKET  
AERIAL



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